



West Rookery Annexe Middleton Tyas, Richmond, DL10 6RD
£579,950



West Rookery Annexe Middleton Tyas, Richmond, DL10 6RD

FABULOUS & HUGELY IMPRESSIVE RESIDENCE: Forming part of this magnificent late 1720's mansion with sumptuous Georgian-proportioned living: Superb 6.61m x 4.58m/21'8" x 15'0" SITTING ROOM with multi-fuel stove, KITCHEN/BREAKFAST ROOM & stunning 4.73m x 4.58m/15'6" x 15'0" DINING/GARDEN ROOM; UTILITY, WASHROOM/WC & COATS, plus 4 Good CELLARS. Up to 4 Double BEDROOMS & 3 BATH/SHOWER ROOMS. Screened South-West GARDEN, 7.12m/23'4" stone OUTBUILDING with WC (Office or Studio etc) & 4-Car Parking Spaces.

VERY, VERY HIGHLY RECOMMENDED.

The village is home to a highly regarded Primary School, a good local dining-pub, a community village shop (also a small services 'M&S') & several country walks. Excellent access to the A1(M) & A66 at Scotch Corner; historic RICHMOND is about 5 miles, DARLINGTON mainline station is about 9 miles (LONDON Kings Cross 2 hours 20 minutes) & BARNARD CASTLE about 14 miles.

ENTRANCE HALL

Staircase to first floor.

WASHROOM/WC 1.59 x 1.48 (5'2" x 4'10")

Attractive tiling, washbasin with drawer under & WC. Over storage.

SITTING ROOM 6.61m x 4.58m (21'8" x 15'0")

A superb 3.32m/10'10" high ceiling room with a focal fireplace with multi-fuel stove, cornice ceiling & dual aspect Pitch Pine surround Georgian sash windows.

KITCHEN/BREAKFAST ROOM 5.19m x 3.36m (17'0" x 11'0")

Contemporary range of soft-close wall & floor units with worktops, breakfast bar & 1&1/2 bowl sink. Integrated electric oven/grill, microwave & 5-ring gas hob with extractor over, integrated wine fridge, fridge, freezer & dishwasher. Sash window & double doors to:

Superb DINING ROOM/GARDEN ROOM 4.73m x 4.58m (15'6" x 15'0")

A vaulted room with exposed stone features, stone flagged floor & multi-fuel stove. South-west facing with triple aspect sash windows & door to outside.

REAR HALL 4.85m max x 1.34m (15'10" max x 4'4")

Door to outside, access to CELLARS &:

UTILITY 3.07m x 1.49m (10'0" x 4'10")

Matching wall & floor units with worktops & sink with plumbing for washing machine & space for dryer under. Coats storage: double floor-to-ceiling units with hanging rails.

CELLARS

POTENTIAL Cinema Room, Laundry Room, Wine Cellar or Gym etc. Strip-lighting & power & comprising 4 good rooms:

- (1) 5.19m x 3.36m/17'0" x 11'0" with Main gas boiler & hot water cylinder
- (2) 6.76m max x 2.29m/22'2" max x 7'6"
- (3) 4.63m x 2.75m/15'2" x 9'0" &
- (4) 3.56m x 1.54m/11'8" x 5'0"

1st FLOOR LANDING 5.19m long (17'0" long)

Sash window to side & staircase to upper floor.

BEDROOM 1. 5.14m x 4.58m (16'10" x 15'0")

2.95m/9'8" high ceiling, feature Register fireplace & 2 Georgian sash windows to front.

Walk-in 'ROBES 3.00m x (1.38m max) 1.18m min (9'10" x (4'6" max) 3'10" min)

Down-lighting.

Stylish EN SUITE 4.74m x 1.16m (15'6" x 3'9")

Free-standing bath, washbasin with drawers under & WC. Attractive tiling & Georgian sash window to side.

BEDROOM 2. 5.14m max x 3.41m min (16'10" max x 11'2" min)

Feature Register fireplace & 2 Georgian sash windows to rear.

Stylish EN SUITE 3.16m x 1.38m (10'4" x 4'6")

Full-width shower cubicle, washbasin with cupboards under & WC. Attractive tiling & Georgian sash window to rear.

2nd FLOOR LANDING

BEDROOM 3. 5.09m max (3.58m) x 4.20m (16'8" max (11'8") x 13'9")

Plus built-in storage cupboards. Double glazed Velux window.

STUDY/BEDROOM 4. 4.42m max x 3.30m max into eaves (14'6" max x 10'9" max into eaves)

Double glazed Velux window. Small Lobby Area to:

STORE 3.73m x (2.16m max) 1.75m min (12'2" x (7'1" max) 5'8" min)

Roof light.

SHOWER ROOM 2.40m x 1.95m max (7'10" x 6'4" max)

Shower cubicle, washbasin & WC. Eaves storage.

OUTSIDE FRONT

Walled & gated entrance to courtyard with 'cobbled' 4 vehicle parking bays. Flower/shrub border, landscaped gravelled area with Holly tree. Iron railings with gate to:

Enclosed REAR GARDEN

Pretty screened & South-West facing landscaped garden with 'cobbled' walkway, lawn & gravel planted borders. Cold water tap & outside lighting.

OUTBUILDING 7.12m x 1.68m av (23'4" x 5'6" av)

Light, power & WC - POTENTIAL Office or Studio etc?

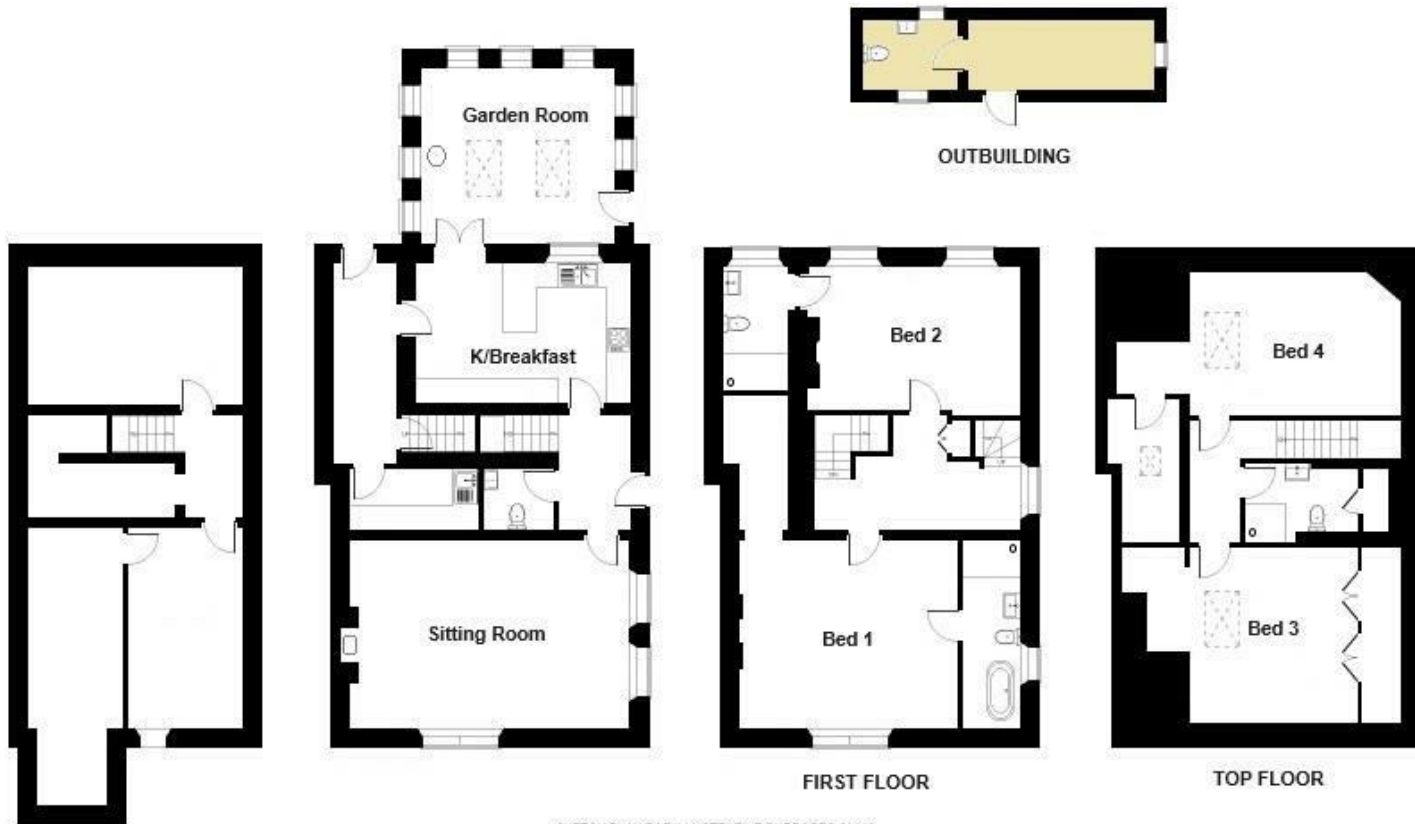
NOTES

NOTE

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: TBA
- (4) Mains water, electricity & drainage
- (5) Gas Central Heating.
- (6) There is vehicular & pedestrian Right of Access over the courtyard for both The Rookery & West Rookery. West Rookery also has pedestrian access over the rear garden.



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CELLARS

OUTBUILDING

FIRST FLOOR

TOP FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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